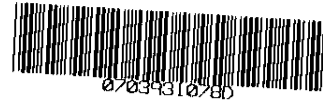


UNOFFICIAL COPY

SPECIAL WARRANTY DEED

THIS AGREEMENT made this 31st day of January, 2007, between CHICAGO LAND SALES COMPANY, an Illinois Corporation existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, party of the first part, and First NATIONAL ACQUISITIONS, L.L.C., 100 North LaSalle Street, Suite 1900, Chicago Illinois 60602, party of the second part, WITNESSETH, that party of the first part, for and in consideration of the sum of TEN DOLLARS AND OTHER VALUABLE CONSIDERATION in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to its heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:



Doc#: 0703931078 Fee: \$26.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 02/08/2007 12:47 PM Pg: 1 of 2

Parcel 1: LOTS 16 and 18 in Block 6 in Croissant Park Markham 8th Addition, a Subdivision of the South 1/2 of the Southwest 1/4 of Section 13, Township 36 North, Range 13, South of the Indian Boundary Line, All East of the Third Principal Meridian, ~~South of the Indian Boundary line~~, in Cook County, Illinois. *PK*


Parcel 2: The South 10 Feet of the Vacated Alley lying North and Adjoining North and Adjoining Parcel 1.

Permanent Index Number: 28-13-326-031-0000 & 28-13-326-033-0000
Commonly Known As: 3060 & 3068 West 159th Street, Markham IL 60426

LASALLE TITLE
FILE # LT 3556

SUBJECT TO: Covenants, conditions and restrictions of record; public, private and utility easements; roads and highways; party wall rights and agreements; special taxes or assessments for improvements not yet completed; installments not due at the date hereof of any special tax or assessment for improvements heretofore completed. Seller's expense; provided, however, that none of the foregoing title exceptions shall materially affect Buyer's use and enjoyment of the Property for single family residence purposes.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainder, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part. its heirs and assigns forever

STATE OF ILLINOIS	861/800/000	REAL ESTATE TRANSFER TAX
	FEB.-8.07	0002000
REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	# 0000018747	FP 103037

COOK COUNTY	0000018747	REAL ESTATE TRANSFER TAX
REAL ESTATE TRANSACTION TAX	FEB.-8.07	0001000
REVENUE STAMP	# 0000018747	FP 103042

244

UNOFFICIAL COPY

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, its heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim same, by, through or under it, it WILL WARRANT AND DEFEND, subject to: only the matters contained herein but not otherwise.

In Witness Whereof, said Grantor has caused its name to be signed to these presents by its President, and attested by its Secretary, this 31st of January, 2007.

CHICAGO LAND SALES COMPANY

By *Timothy T. Balin*
 President

Attest: *Timothy T. Balin*
 Secretary

State of Illinois)
) ss
 County of Cook)

I, the undersigned Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Timothy T. Balin, personally known to me to be the President of CHICAGO LAND SALES COMPANY, an Illinois Corporation, and Timothy T. Balin personally known to me to be the Secretary of said corporation, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that such President and Secretary, signed and delivered the said instrument, pursuant to authority given by the Board of Directors of said corporation, as his free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this January 31, 2007.



[Signature]
 NOTARY PUBLIC

This instrument was prepared by Jonathan L. Smith, Esq., 100 N. LaSalle, Suite 1111, Chicago, IL 60602.

Send subsequent tax bills to:

Mail To: *First National Acquisitions LLC*
100 N LaSalle St. #1400
Chicago IL 60602

First National Acquisitions LLC
100 N LaSalle St. #1400
Chicago IL 60602